

## SUPPLEMENTAL REQUIREMENTS FOR ACCESSORY STRUCTURES

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**Special Use Permit.** A Special Use Permit is required for construction of an accessory building which exceeds the maximum allowed square footage, six hundred fifty (650) square feet for detached garages and two hundred (200) square feet for all other structures or if the cumulative square footage of all accessory buildings and structures exceeds six hundred fifty (650) square feet on property in all residential zoning districts pursuant to Part 7 of Chapter 20.100 of this Title.

### ACCESSORY BUILDING REGULATIONS

The criteria and standards for an accessory building are set forth in Section 20.30.500.

1. **Rear Yard Coverage.** Accessory building(s) shall not exceed 30 percent of the rear yard area.
2. **Setbacks.** An accessory building shall be setback 60 feet from the front property line. No rear or side setbacks are required except as mandated by the Uniform Building Code requirements. The side corner setback is 25 feet.
3. **Height.** The height limitation for an accessory building is 12 feet. If the structure has a gable or hip roof, the maximum height may be 16 feet.
4. **Separation.** An accessory building shall not be less than 6 feet from the face of any other building.

**The following items are required as part of the Special Use Permit for accessory structures exceeding the maximum allowed square footage:**

1. **Photographs.** A minimum of three (3) photographs must be provided identifying the existing site. Polaroids are acceptable.
2. **Development Plan Set.** Five (5) development plan sets are required to be submitted with the application. The development plan sets shall set forth, show, and delineate by the following:

- The size (in square feet) and dimensions of the subject property; lot lines, driveways, and existing and proposed setbacks.
  - The size and dimensions of the proposed accessory building(s) (provide total square footage and floor plan of all existing and proposed accessory building(s)).
  - All existing and proposed buildings, structures and wells and their proposed uses; including the proposed removal of any building.
  - Dimensioned elevations of the proposed accessory building(s).
  - Identify wall and trim materials, type of roof, and colors and textures (Note: the accessory building and residential dwelling should match in color, materials and architecture).
  - All existing and proposed public and private easements for utility, drainage, sewer, parking, access, and other purposes.
  - Identify site parking and parking changes resulting from the proposed accessory building.
  - Provide details for fences, walls, trash enclosures, roof equipment, screening and lighting.
  - Use of all adjacent properties, including locations of any buildings within 50 feet of the subject property lines.
  - Identify driveway cuts and street names adjacent to the subject property.
  - Any other information required by the Director to clarify the proposed accessory building(s).
3. **Environmental Review.** A completed application is required for the appropriate environmental review.

**PLEASE CALL THE APPOINTMENT DESK AT (408) 277-8820 FOR AN APPLICATION APPOINTMENT.**